

## FONDO DE TITULIZACIÓN PYMES MAGDALENA 12

### QUARTERLY INVESTOR REPORT

Cash Settlement Date January 21, 2026

Payment data	
Cash Settlement Date	January 21, 2026
Last Settlement Date	October 21, 2025
3 Months Euribor (%)	2,02%
Next Settlement Date	April 21, 2026

Losses information	
(I) Cumulative Losses previous	351.426,34
Initial Credit Protection Amount	1.226.478,65
Credit Protection Adjustment Amount (Workout)	0,00
Other Adjustment	0,00
Late Recovery Amount	0,00
(II) Cumulative Losses (Jan 2026)	1.226.478,65
(II)-(I) Period Losses	875.052,31
Initial Verifiable Reference Obligations (Pending)	0,00
Final Verifiable Reference Obligations (Pending)	0,00
Aggregate Seller Payment	0,00

Portfolio Amortization	
PRONA	2.741.030.161,62
Portfolio Amortization	0,63
C.P.R. (annual)	10,35%

Tranches						
	Initial Balance	Previous Balance	Loss Allocation as of January 21, 2026	Amortisation Amount	Final Balance	Cummulative Losses
Senior tranche amount	3.549.000.003,44	91,0%	3.549.000.003,44	0,00	0,00	0,00
Protected tranche Amount A	312.000.000,00	8,0%	312.000.000,00	0,00	0,00	0,00
Threshold amount	39.000.000,00	1,0%	38.648.573,66	875.052,31	37.773.521,35	1.226.478,65
Total	3.900.000.003,44	100,0%	3.899.648.577,16	875.052,31	0,00	3.898.773.524,79

CLN Information										
	ISIN Code	Number of Bonds	Current Interest per Note	Current Interest per Tranche	Amortisation Amount per Note	Amortisation Amount per Tranche	WAL	Next Interest Rate	Next Interest per Note	Next Interest per Tranche
Protected tranche Amount A	ES0305901003	3.120	2.302,56	7.183.987,20	0,00	0,00	2,64	9,029%	2.257,25	7.042.620,00

WAL = Weighted average life based on Maturity Date

Replenishment Information		
	Threshold	Actual Data
Replenishment Amount		1.158.969.840,99
Replenishment Stop Event		
(a) Cumulative Credit Losses	0,75%	0,03%
(b) Higher Risk Ratio	25,00%	3,39%
(c) Buyer's Bankruptcy Event of Default	100,00%	0,00%
(d) PRONA <	10,00%	100,00%
(e) No replenishment	100,00%	0,00%

The fund does not meet any of the triggers with respect of replenishment stop events.

	Threshold	Actual Data
(a) Cumulative Adjusted Credit Losses	2,00%	0,03%
(b) Detachment Point Protected Tranche	4,25%	8,97%
(c) Higher Risk PRONA (difference 35 bps)	0,00%	3,38%
(d) Cumulative Unmatured Losses	350.648.573,66	775.321,91

The fund does not meet any of the triggers with respect of subordination events.

## FONDO DE TITULIZACION PYMES MAGDALENA 12

### QUARTERLY INVESTOR REPORT

QUARTER CREDIT EVENT NOTICE INFORMATION				
Original RO ID Anon	Credit Event Type	Credit Event Date	Initial Credit Protection Amount	Auditor Verification
90630001-55X0005Z0W	Restructuring	October 16, 2025	39,657.75	n/a
90630001-55X0007T4Q0	Restructuring	October 24, 2025	7,005.87	n/a
90630001-55X0007T4DC	Restructuring	October 27, 2025	59,091.94	n/a
90630001-55X000SY90	Failure to pay	October 7, 2025	84,089.25	n/a
90630001-55X0007T9RC	Failure to pay	October 7, 2025	24,564.44	n/a
90630001-55X000T38	Failure to pay	October 7, 2025	8,438.85	n/a
90630001-55X000T16E	Failure to pay	October 10, 2025	9,218.21	n/a
90630001-55X000T0RE	Failure to pay	October 14, 2025	7,107.66	n/a
90630001-55X000T1UY	Failure to pay	October 16, 2025	20,897.03	n/a
90630001-55X000T2VR	Failure to pay	October 21, 2025	47,124.03	n/a
90630001-55Y00004WN	Failure to pay Exced	October 13, 2025	60,179.55	n/a
90630001-55X000SY8D	Bankruptcy	September 2, 2025	55,527.10	n/a
90630001-55X000T203	Bankruptcy	September 8, 2025	15,048.02	n/a
90630001-55X000T3XH	Failure to pay	November 4, 2025	14,628.65	n/a
90630001-55X000T5WLJ	Failure to pay	November 11, 2025	104,858.27	n/a
90630001-55X000T1KV	Failure to pay	November 11, 2025	2,796.31	n/a
90630001-55X000SZEH	Failure to pay	November 12, 2025	14,811.54	n/a
90630001-55X000T0HJ	Failure to pay	November 13, 2025	20,434.35	n/a
90630001-55X000T0HA	Failure to pay	November 13, 2025	10,217.16	n/a
90630001-55X000SWLH	Failure to pay	November 21, 2025	36,217.75	n/a
90630001-55X000T079	Failure to pay	November 25, 2025	24,127.36	n/a
90630001-55X000T0TY	Bankruptcy	October 10, 2025	48,880.30	verified
90630001-55X000T2F7	Bankruptcy	November 3, 2025	23,007.33	n/a
90630001-55X000T3WN	Restructuring	December 24, 2025	34,775.14	n/a
90630001-55X000T3LW	Failure to pay	December 2, 2025	14,158.71	n/a
90630001-55X000T206	Failure to pay	December 3, 2025	3,326.84	n/a
90630001-55X000SY06	Failure to pay	December 11, 2025	24,699.46	n/a
90630001-55X000T45	Failure to pay	December 11, 2025	21,598.67	n/a
90630001-55X000SWZW	Failure to pay	December 16, 2025	1,631.65	n/a
90630001-55X000S29	Failure to pay	December 16, 2025	50,859.88	n/a
90630001-55X000T1EU	Failure to pay	December 16, 2025	47,210.37	n/a
90630001-55X000SZTL	Failure to pay	December 26, 2025	3,830.69	n/a
90630001-55X000T07H	Failure to pay	December 30, 2025	32,373.39	n/a
90630001-55X000T4ZJ	Failure to pay	December 30, 2025	3,209.81	n/a
90630001-55Y00004T1	Failure to pay Exced	December 23, 2025	26,015.12	n/a
90630001-55X000T3HO	Restructuring	December 31, 2025	9,954.94	n/a

1,011,573.38

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QUARTER LOSS AMOUNT							
Original RO ID Anon	Credit Event Type	Credit Event Date	Initial Credit Protection Amount	Auditor Verification	Credit Protection Adjustment Amount	Cure Date	Worked out Date
90630001-55X00005Z0W	Restructuring	October 16, 2025	39,657.75	n/a			
90630001-55X000074Q0	Restructuring	October 24, 2025	7,005.87	n/a			
90630001-55X000074DC	Restructuring	October 27, 2025	59,091.94	n/a			
90630001-55X0000SY90	Failure to pay	October 7, 2025	84,089.25	n/a			
90630001-55X000070RC	Failure to pay	October 7, 2025	24,564.44	n/a			
90630001-55X00007386	Failure to pay	October 7, 2025	8,438.85	n/a			
90630001-55X0000716E	Failure to pay	October 10, 2025	9,218.21	n/a			
90630001-55X000070RE	Failure to pay	October 14, 2025	7,107.66	n/a			
90630001-55X0000TUY	Failure to pay	October 16, 2025	20,897.03	n/a			
90630001-55X000072VR	Failure to pay	October 21, 2025	47,124.03	n/a			
90630001-55Y00004WN	Failure to pay Exced	October 13, 2025	60,179.55	n/a			
90630001-55X0000SXAG	Failure to pay	September 30, 2025	<b>-74,796.16</b>	n/a		October 17, 2025	
90630001-55X0000SY9D	Bankruptcy	September 2, 2025	55,527.10	n/a			
90630001-55X00007203	Bankruptcy	September 8, 2025	15,046.02	n/a			
90630001-55X0000T3XH	Failure to pay	November 4, 2025	14,628.65	n/a			
90630001-55X00005WLJ	Failure to pay	November 11, 2025	104,858.27	n/a			
90630001-55X000071XV	Failure to pay	November 11, 2025	2,796.31	n/a			
90630001-55X00005ZEH	Failure to pay	November 12, 2025	14,811.54	n/a			
90630001-55X000070H9	Failure to pay	November 13, 2025	20,434.35	n/a			
90630001-55X000070HA	Failure to pay	November 13, 2025	10,217.16	n/a			
90630001-55X00005WLH	Failure to pay	November 21, 2025	36,217.75	n/a			
90630001-55X00007079	Failure to pay	November 25, 2025	24,127.36	n/a			
90630001-55X000070TY	Bankruptcy	October 10, 2025	48,880.20	verified			
90630001-55X000072F7	Bankruptcy	November 3, 2025	23,007.33	n/a			
90630001-55X000073WN	Restructuring	December 24, 2025	34,775.14	n/a			
90630001-55X000073LW	Failure to pay	December 2, 2025	14,158.71	n/a			
90630001-55X00007206	Failure to pay	December 3, 2025	3,326.84	n/a			
90630001-55X0000SY06	Failure to pay	December 11, 2025	24,699.46	n/a			
90630001-55X0000T44	Failure to pay	December 11, 2025	21,598.67	n/a			
90630001-55X00005ZW	Failure to pay	December 16, 2025	1,631.65	n/a			
90630001-55X00005ZD0	Failure to pay	December 16, 2025	50,859.88	n/a			
90630001-55X000071EU	Failure to pay	December 16, 2025	47,210.37	n/a			
90630001-55X00005ZTL	Failure to pay	December 26, 2025	3,830.69	n/a			
90630001-55X0000707H	Failure to pay	December 30, 2025	32,373.39	n/a			
90630001-55X000074ZJ	Failure to pay	December 30, 2025	3,209.81	n/a			
90630001-55Y00004T1	Failure to pay Exced	December 23, 2025	26,015.12	n/a			
90630001-55X000073HO	Restructuring	December 31, 2025	9,954.93	n/a		December 22, 2025	
90630001-55X0000701D	Failure to pay	September 16, 2025	<b>-19,270.46</b>	n/a			
90630001-55X000071QD	Failure to pay	September 22, 2025	<b>-42,454.45</b>	n/a		December 31, 2025	

875,052.31

0.00

Total

875,052.31